

**STAFFORD COUNTY PLANNING COMMISSION
AGENDA**

**ADMINISTRATION CENTER
BOARD OF SUPERVISORS CHAMBERS
1300 COURTHOUSE ROAD**

**AUGUST 17, 2011
6:30 P.M.**

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

ROLL CALL OF MEMBERS AND DETERMINATION OF QUORUM

DECLARATIONS OF DISQUALIFICATION

UNFINISHED BUSINESS

1. [RC1000068; Reclassification - Hampton Run Commercial](#) - A proposed reclassification from R-1, Suburban Residential Zoning District to B-2, Urban Commercial Zoning District to allow for the development of a commercial retail and office complex on portions of Assessor's Parcels 20-137, 20-140A, 20-144, 20-145, 20-145A, 20-145B, 20-146, 20-146A, and 20F-4A consisting of 18.6 acres, located on the west side of Mine Road, approximately 200 feet south of Greenspring Drive within the Garrisonville Election District. See Section 28-35 of the Zoning Ordinance for a full listing of permitted uses in the B-2 Zoning District. **(Time Limit: October 11, 2011) (History - Deferred at July 13, 2011 Meeting to August 17, 2011)**
2. [COM1100040; Comprehensive Plan Compliance Review - Dominion Virginia Power Fines Corner Substation](#) - A request for review to determine compliance with the Comprehensive Plan in accordance with Virginia Code Section 15.2-2232 for the construction of a public utilities facility, an electrical substation, on a portion of Assessor's Parcel 55-199, located on the west side of Newton Road, approximately 4,300 feet north of White Oak Road, within the George Washington Election District. **(Time Limit: September 11, 2011) (History - Deferred at July 13, 2011 Meeting to August 17, 2011)**
3. [CUP1000371; Conditional Use Permit - Dominion Virginia Power Fines Corner Substation](#) - A request for a Conditional Use Permit to allow an electrical substation and an exception to the maximum height requirements in an A-1, Agricultural Zoning District on a portion of Assessor's Parcel 55-199, consisting of 0.89 acres, located on the west side of Newton Road, approximately 4,300 feet north of White Oak Road, within the George Washington Election District. **(Time Limit: October 11, 2011) (History - Deferred at July 13, 2011 Meeting to August 17, 2011)**
4. [Zoning Ordinance Amendment; Wetland Mitigation Bank](#) **(Deferred at July 13, 2011 Meeting to September 7, 2011)**
5. Zoning Ordinance Amendment; Rappahannock River Overlay District and Potomac River Overlay District (Referred back by Board of Supervisors) **(Time Limit: October 6, 2010) (History - Deferred at June 16, 2010 Meeting to August 18, 2010) (Deferred at July 21, 2010 Meeting to September 1, 2010) (Deferred at September 1, 2010 Meeting to October 6, 2010 Meeting) (Deferred - Requesting additional time from Board of Supervisors)**

NEW BUSINESS

6. [SUB1000355; Amber Oaks, Section 2, Preliminary Subdivision Plan](#) - A preliminary subdivision plan for 27 single family dwellings, zoned A-1, Agricultural Zoning District, on Assessor's Parcels 34-21, 34-22, 34-24, 34-25 and 34-40, consisting of 105.17 acres, located on the south side of Warrenton Road at the end of Richwood Cove, within the Harwood Election District. **(Time Limit: October 5, 2011)**

7:30 P.M.

PUBLIC PRESENTATIONS

PUBLIC HEARINGS

7. [RC1100029; Reclassification - Fox Chase Commons](#) - A proposed amendment to proffered conditions on Assessor's Parcel 45-217, in the R-3, Urban Residential, High Density Zoning District and a proposed reclassification from B-1, Convenience Commercial to R-3, Urban Residential, High Density Zoning District on Assessor's Parcel 45-217A, consisting of a combined 9.08 acres from parcels 45-217 and 45-217A, located on the east side of Cambridge Street (U.S. Route 1), approximately 700 feet north of Manning Drive within the Falmouth Election District. **(Time Limit: November 15, 2011)**
8. [AMENDMENTS TO THE STAFFORD COUNTY COMPREHENSIVE PLAN \(the "Comprehensive Plan"\)](#) - The County proposes to amend the Comprehensive Plan by amending the textual document entitled "Stafford County Comprehensive Plan, 2010 – 2030" (the "2010 – 2030 Plan"), dated December 14, 2010 and last revised on June 7, 2011, in accordance with Section 15.2-2229 of the Code of Virginia (1950), as amended. The proposed amendment would add an Implementation Plan as a new chapter (Chapter 7) to the 2010 – 2030 Plan. **(Time Limit: September 3, 2011)**

PLANNING DIRECTOR'S REPORT

COUNTY ATTORNEY'S REPORT

COMMITTEE REPORTS

CHAIRMAN'S REPORT

OTHER BUSINESS

APPROVAL OF MINUTES

June 15, 2011

July 13, 2011

ADJOURNMENT